

# FAIRLEY

— AT MURRUMBATEMAN —

## BUILDING AT FAIRLEY

### RECOMMENDED SUSTAINABILITY AND DESIGN OPTIONS

Your house design should take advantage of the opportunity afforded by large block sizes.

- Solar panels should be integrated into your roof design and positioned to take advantage of your block's orientation, and ideally located away from public view.
- Designs should consider both shading and glazing, by way of eaves and orientation of glazing to north living areas, and minimising glazing to the west and south.
- Use of cross-ventilation and thermal venting should be considered, along with the use of ceiling fans, thus reducing the reliance on air-conditioning.
- Insulation to floors, walls and ceilings is an effective way of energy conservation.
- Use of natural light wherever possible is recommended, along with the use of energy efficient light fittings such as LED lamps.
- Low energy/carbon, high-recyclable content construction materials should be considered.
- Garden sheds should be located in the rear yard, away from public view.
- Rainwater tanks should be located, or properly screened from public view, and should integrate with your house colour scheme.
- Suggested water saving devices include: low flow shower heads, dual flush toilet cisterns, low flow tap fittings to all bathroom and kitchen taps.
- A well thought-out garden design, including plant and tree species to achieve good water efficiency, provide good shading and solar access.

## COVENANTS

### a) Fencing Requirements

Rear Fences – Rear fences to be 1.8m high close coupled timber paling fencing.

Side Fences – Side fences to be 1.8m high close-coupled timber paling fencing located 7m from the front boundary line. For corner blocks the 1.8m fence is to be constructed maximum of 50% of the length of the secondary boundary with the front fence treatment continuing to that point. In the case of the secondary boundary adjoining a standard block then that fence along the common boundary is to be 1.8m high close-coupled timber paling fence for its entire length.

No fence shall be erected on each lot burdened to divide it from any adjoining land owned by the vendors without the consent of the vendors but such consent shall not be withheld if such fence is erected without expense to the vendors provided that this restriction shall remain in force only during such times as the vendors are the Registered Proprietors of any land and shall bind the adjoining owners of such land successive owners and assigns.

Front Fence treatment – Minimum is to be a mowing strip of concrete, stone or masonry.

Other options are:

- Hedges to 1.2m maximum height and maintained at that height.
- Fence of open slat timber or metal pickets/slats to 1.2m height.
- A combination of a 0.6m high stone, masonry or rendered wall with a hedge behind or piers or posts to maximum overall 1.2m high with timber or metal open paling or slats.

### b) Driveways

- The developer will construct the driveway from the road to the property boundary; it is the buyer's responsibility to construct the driveway at the same alignment to the garage or carport.

### c) Building requirements

- No residence erected on the lot burdened shall have an area excluding any attached garage or carport of less than 135m<sup>2</sup>.
- No building shall be constructed on the lots affected with any materials other than new materials including brick, stone, concrete, timber, glass, aluminum and profiled building boards

or sheets, while fibro cement sheets shall be limited to the construction of gables and shall not exceed 10% of the total external wall area. Nothing in this restriction shall preclude or prohibit the building having an inner frame constructed of timber or any other material with an external brick face veneer.

- No buildings with roof claddings other than cement or terracotta tiles, slate, shingles or pre-coloured metal deck roof sheets shall be erected on or permitted to remain on the lots affected.
- No second hand relocatable or transportable buildings shall be erected or build on lots affected.
- Water Storage tanks to be minimum size of 22,500 litres, and shall be suitably screened from public view in a way that does not adversely affect the subdivisions amenity.
- No two-storey houses will be permitted on single house lots, undercroft garages are permissible.

## HOME OWNER INCENTIVES

The NSW Government offers a range of incentives for First Home Owners and New Home builders. These range from concessions on Stamp Duty to assistance to build or purchase a new home.

They are:

- First Home-New Home scheme, which offers Stamp Duty concessions
- First Home Owner Grant scheme (New Homes), which assists eligible first home owners to purchase a new home or build a home. It is currently \$15,000 and applies only to new homes
- New Home Grant scheme, which provides a \$5,000 grant towards the purchase of a new home, homes off the plan and vacant land on which a new home will be built
- Regional Relocation Home Buyers Grant provides a one-off payment of \$7,000 to approved applicants, to assist with the cost of relocating from a metropolitan area to a regional area

This is general advice only and intending applicants should check their eligibility and details of the schemes at [www.osr.nsw.gov.au/grants](http://www.osr.nsw.gov.au/grants)